LOTS 17 & 18 BLOCK C SUWANNEE
VALLEY ESTATES S/D. ORB 365-73
598-337, 643-102, 678-190,

BRANDT DANIEL/BRANDT TRACI L
282 NW ABIGAIL LN
LAKE CITY, FL 32055

2025

22-2S-16-01718-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

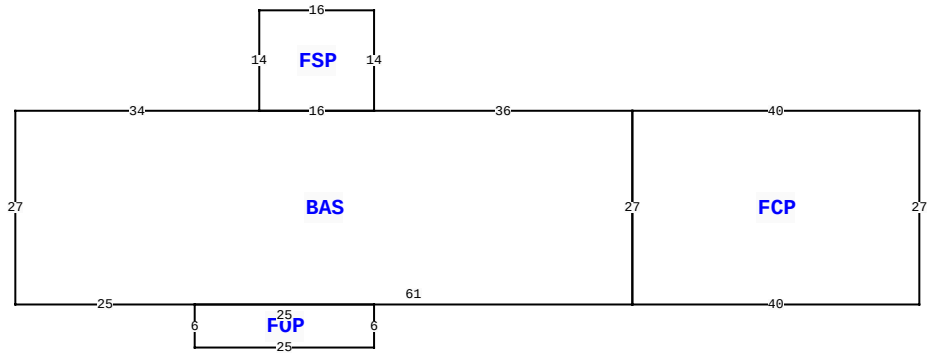
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 22216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2,322	170,400
FCP	1,080	25	270	19,814
FOP	150	30	45	3,303
FSP	224	40	90	6,605
TOTALS	3,776		2,727	200,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,727	107.5200	112.90	307,878	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2322 HX Base Yr 2018



282 NW ABIGAIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,121
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		18,360
TOTAL MARKET VALUE		221,771
SOH/AGL Deduction		86,460
ASSESSED VALUE		135,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,311
TOTAL JUST VALUE		221,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,771

SALE:2:1: LOTS 17 & 18 BLK C SUWANNEE VALLEY EST.
SALE:1:1: CONVEYANCE-EXCHANGE FOR COVENANT NOT TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27380	MAINT/ALTR	70	09/29/2008
270016	STORAGE	105	05/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/1442	4/18/2016	WD	Q	I	01	119,900
GRANTOR: SANDRA S LIVINGSTON						
GRANTEE: DANIEL & TRACI BRAN						
0939/0623	11/05/2001	WD	P	I	99	75,500
GRANTOR: KENNETH & CODEY LATRE						
GRANTEE: SANDRA S LIVINGSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N14 W16 S14 E16$ W16 W34 S27 E25 FOP= S6 E25 N6 W25$ E61 FCP= E40 N27 W40 S27$ N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	465.00	UT	2.00	2.00	50	1993	1993	3	50	465	
2	0120	CLFENCE 4	0	100	8	10	260.00	UT	4.50	4.50	50	1993	1993	3	50	585	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	14.00	14.00	100	2008	2008	3	100	2,240	

LAND DESCRIPTION

TOTAL OB/XF 3,290

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-	1200.00	120.00	2.00	LT		1.00	1.00	0.90	10,200.00	9,180.00	18,360							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.55 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 01/01/2025 BY SYS